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KING CITY

HOUSING ELEMENT

City of King
January 1992

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King City
Housing Element

HOUSING ELEMENT

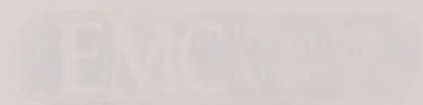
City of King
January 1992

Prepared by:

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Adopted January 14, 1992

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1.0 Introduction

1.1 Purpose and Intent

California state law requires that each city have a housing element in its general plan (Government Code section 65000, et seq.). This mandated element must consist of:

- An assessment of housing needs and an inventory of resources and constraints to meet these needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and
- A program which sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

This housing element is written in conformance with the requirements of Assembly Bill 2853 (section 65580, et seq.). In adopting this assembly bill, the California State Legislature found and declared that:

- The availability of housing is of vital state-wide importance, and early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order;
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and to accommodate the housing needs of Californians of all economic levels;
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government;
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- The legislature recognizes that, in carrying out this responsibility, each local government must consider economic, environmental, and fiscal factors and community goals set forth in the general plan and must cooperate with other local governments and the state in addressing regional housing needs.

California state law also requires that housing elements for all cities in Monterey County be updated by July 1, 1991.

The housing element has been prepared so that it is consistent with the goals, objectives, policies, and programs of all other elements of the King City General Plan. In order to achieve consistency, assistance was obtained from the Planning and Building Director through numerous meetings and constant correspondence during preparation of the housing element.

1.2 King City Planning Area

Incorporated in 1911 with 699 residents, King City now has a population of 7,739. Lands within the planning area of King City consist of approximately 4,800 acres (7.5 square miles). Lands within the city limits consist of approximately 1,472 acres (or 2.3 square miles).

King City is located in the southern portion of the Salinas Valley in Monterey County. The Gabilan mountain range borders the valley on the east and the Santa Lucia Mountain Range lies to the west. King City lies adjacent to Highway 101. The two closest cities to King City are Greenfield (10 miles northwest), and San Lucas (seven miles southeast).

Figures 1 and 2 show the regional location and planning area of King City, respectively.

1.3 Public Participation

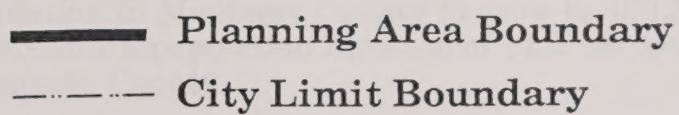
Copies of the draft housing element were available for public review at city hall and at the library prior to each public hearing held in order to review the draft housing element. All public hearing were noticed at city hall and in a newspaper of general circulation. Prior to approval of the housing element, public comments were received at two planning commission hearings and one city council hearing. The dates of the public hearings are listed below:

- King City Planning Commission—April 2, 1991
- King City Planning Commission—April 16, 1991
- King City City Council—April 23, 1991

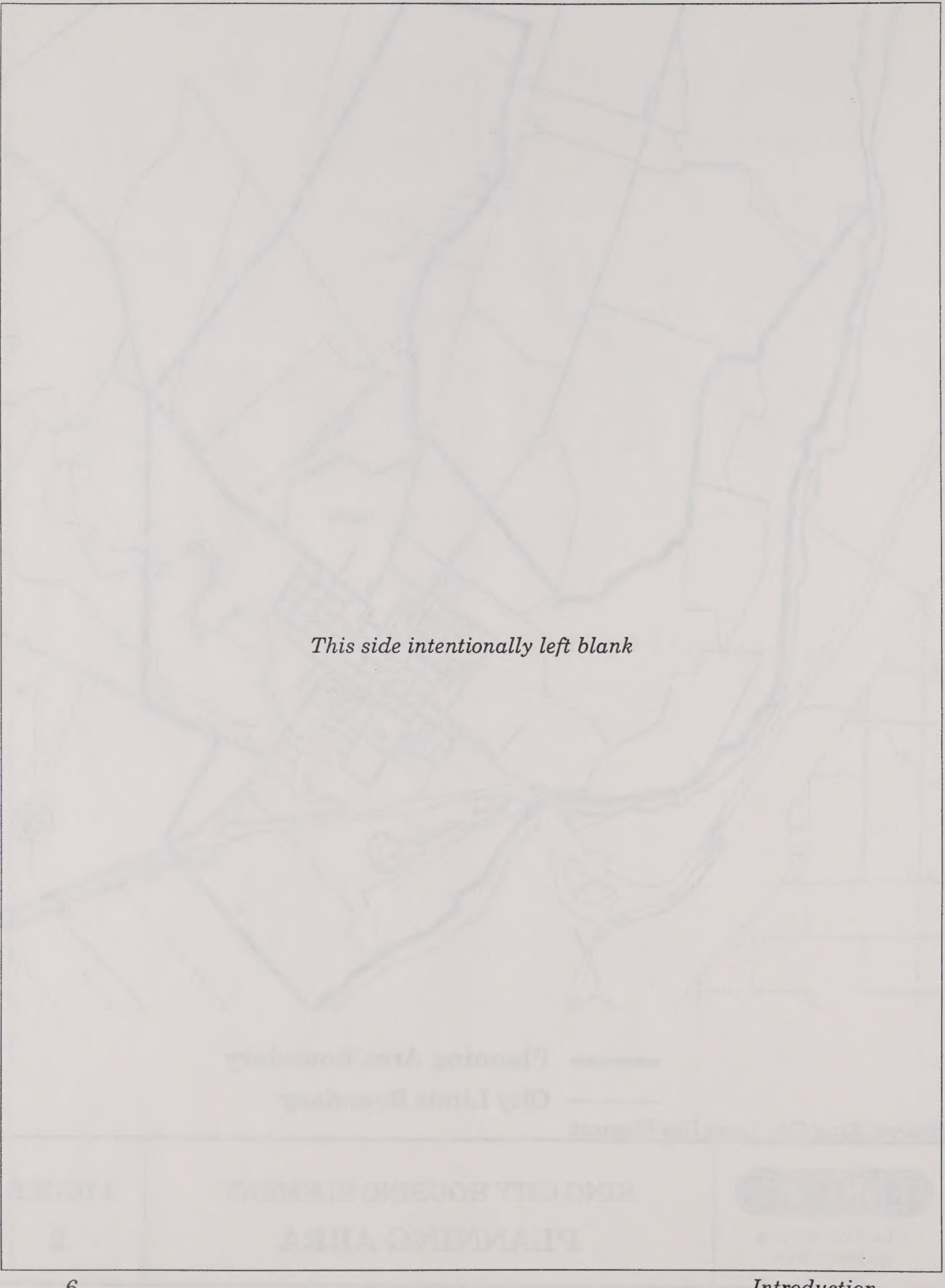
In addition, copies of the draft housing element were distributed to local representatives of Hispanic organizations for their review and comment.



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2.0 Housing Needs Assessment

2.1 Population Characteristics

2.1.1 Population Composition and Employment

Population in King City has increased from 5,495 in 1980 to 7,739 in 1990.¹ This represents a 40.8 percent increase, or an approximate average annual increase of 4.1 percent.

Monterey County and California have experienced population increases of 24.0 percent and 24.5 percent, respectively, between 1980 and 1990.² This data reflects an average annual growth rate of approximately 2.4 percent for Monterey County and 2.5 percent for California. The overall population changes between 1980 and 1990 for King City, Monterey County, and California are shown in Table 1.

TABLE 1
Population Comparison

	1980	1990	Percent Change	Average Annual Percent Change
King City	5,495	7,739	+40.8	+4.1
Monterey County	290,444	360,241	+24.0	+2.4
California	23,667,902	29,473,000	+24.5	+2.5

Sources: Association of Monterey Bay Area Governments (AMBAG)
California State Department of Finance

The Association of Monterey Bay Area Governments (AMBAG) projects that the population in King City will increase to 11,536 persons by 1995.³ This would represent a 49.1 percent increase. This estimate is based on an earlier projection of 8,581 persons in King City in 1990 which was based on 1980 census data. It is evident that King City is slightly behind the pace of population growth projected for 1990 by AMBAG.

AMBAG projects population in Monterey County to grow to 400,500 persons by 1995.⁴ This would represent a population increase of 11.2 percent over the current population of Monterey County.

2.1.2 Local Economy

The economy of King City relies mostly on agriculture and agriculture-related services (such as food processing and packaging). It is estimated that employment in King City has increased from 2,436 persons to 2,944 persons between 1983 and 1989. It is estimated that employment in Monterey County has increased from approximately 124,500 persons in 1983 to approximately 150,500 persons in 1989. Both estimates are based on a 20.8 percent county-wide projected employment increase from 1983 through 1990.⁵

2.1.3 Housing Affordability

Household income is a determining factor of housing affordability. As the price of a house increases, larger segments of the population can no longer compete for housing. For King City residents, median incomes increased by approximately 29.9 percent between 1981 and 1987, from \$22,428 to \$29,136.⁶ Median incomes for Monterey County increased 32.0 percent during the same period, from \$25,178 to \$33,222.

The California Department of Housing and Community Development (HCD) defines "very low" income households as those having less than 51 percent of the median income of Monterey County. Households having from 51 percent to 80 percent of the median income are considered "low" income. HCD defines moderate-income households as those having 81 to 120 percent of the median income, and above-moderate incomes as anything 121 percent or above. King City is considered a moderate-income residential area because its 1987 household median income was 87.7 percent of the county's median income in 1987.

The distribution of King City's population among HCD's four identified income levels is shown in Table 2. This table is based on 1980 census data because 1990 census data is not yet available. However, it is assumed to reflect the current income distribution in King City.⁷

The 1980 census determined that a household is overpaying if it pays 25 percent or more of its monthly income for housing. Based on 1980 census data, approximately 518 of 1,796 households (28.8 percent) in King City were overpaying for housing, including 430 low-income households.⁸ Of the total number of households overpaying, 91 percent were household renters and nine percent were household owners.⁹ Based on this percentage, 391 low-income renter households and 39 low-income owner households were overpaying. A straight-line projection of 1980 data shows that approximately 492 low-income renter households and 49 low-income owner households are currently overpaying in King City. Table 3 illustrates the levels of overpayment for housing for 1980 and 1990 in King City.¹⁰

Based on a projection of 1980 census data percentages of overpaying households, 651 of the existing 2,261 households in King City would be overpaying for housing in 1990.

TABLE 2

King City Distribution by Income Category

Income Category	Criteria (Percent of County Median Income)	Annual Income Range	Percentage of King City Households*
Very-Low-Income Category	Below 51	Below \$16,943	24
Other Low-Income Residents	51 to 80	\$16,944 to \$26,578	18
Moderate-Income Residents	81 to 120	\$26,579 to \$39,866	24
Above-Moderate-Income Residents	Above 120	Above \$39,866	34

*Income distribution percentages have been rounded to the nearest one percent.

Source: AMBAG. *Regional Housing Needs Report*, Monterey, California, April 1983.

TABLE 3

Overpayment for Housing

	1980	1990
Total Number of Households	1,784	2,261
Number of Households Overpaying	518	651*
Number of Low-Income Households Overpaying	430	541*

*Because 1990 census data is unavailable, these figures are a projection of the 1980 census data.

Sources: 1980 Census Data
California State Department of Finance

2.2 Housing Characteristics**2.2.1 Existing Housing Units**

Table 4 compares the numbers and types of housing units for 1980 and 1990 in King City's housing stock.

King City has a relatively well-balanced housing stock. Its housing stock has increased by 542 units since 1980. These increases are detailed by housing unit in Table 4.

TABLE 4
Numbers and Types of Housing Units

Type of Unit	1980	1990
Single-Family	1,061	1,111
Multi-Family	594	968
Mobile Home	141	259
Total	1,796	2,338

Sources: AMBAG. *Regional Housing Needs Report*, Monterey, California 1983 and 1990; California State Department of Finance.

2.2.2 Household Overcrowding

According to the 1980 census, a home is considered to be overcrowded when there is more than one person per room in the house. Data from the 1980 census indicated that 340 households were overcrowded in King City, including 285 renter households and 55 owner households.¹¹ Based on a straight-line projection, this is equivalent to 371 renter households and 72 owner households in 1990. The average household size in King City has increased from 2.99 in 1980 to 3.34 persons in 1990. Therefore, household overcrowding in King City remains a housing concern.

Historically, farm workers in the large-family and single-male categories are affected by household overcrowding. Programs have been included in this housing element to address household overcrowding by farm workers in these categories.

2.2.3 Household Tenure

In 1980, owner-occupied homes comprised 46.1 percent of King City's total housing stock, while renters occupied 53.9 percent. In comparison, the homeowner-to-renter ratio in Monterey County in 1980 was 60 percent to 40 percent. A special census completed in King City in 1984 indicated that the percentage of owner-occupied homes had dropped to 43 percent, while the percentage of renter-occupied homes had increased to 57 percent. Assuming the decrease in owner-occupied housing units continued into the 1990s, owner-occupied housing units would comprise approximately 39 percent of King City's current housing stock, and renter-occupied housing units would comprise 61 percent of the current housing stock.

Information regarding tenure by the special needs groups was available only for the elderly. In 1980, owner-occupied homes of those over 65 comprised 71 percent

(188 of 265) and renter-occupied homes comprised 29 percent (77 of 265) of the total homes of those over 65.¹²

2.2.4 Housing Costs and Rents

Significant increases in housing costs and rental costs throughout California have occurred since 1980. Increases in median income have not kept pace with rising housing costs.

The median price of a home in King City has risen from \$79,000 in 1980 to \$130,000 in 1990,¹³ an increase of 64.6 percent. Median rental prices in King City have increased since 1980 as well, from \$275 per month to \$550 per month, an increase of 100 percent.¹⁴ Between 1981 and 1987, the median income in King City rose just 29.9 percent. A projection of this data over a ten year period indicates a rise in household income of 49.8 percent. Assuming this trend is representative of income growth from 1980 to 1990, increases in income levels have clearly been exceeded by increases in housing costs in King City.

Assisted Rental Housing at Risk

Assisted rental housing units at risk consist of existing low-income multi-family rental housing units which were created with financial assistance from a city, state, or federal agency or nonprofit organizations and which are at risk of loss due to change in ownership, expiration of a lease, or some other change which will cause the rental units to become market-rate rental units within the next 10 years. The following agencies/organizations were contacted to determine whether King City currently has any assisted rental housing units at risk:

- HCD
- Farmers Home Administration (FmHA)
- California Housing Finance Agency
- Community Housing Improvement Systems and Planning Association (CHISPA)
- Monterey County Housing Authority
- King City Planning Department

Research conducted revealed that there are two housing projects in King City which have been constructed with the assistance of three of the organizations listed above.

A 40-unit farm labor housing project constructed through joint cooperation between CHISPA and FmHA was completed in 1982. This project provides affordable housing exclusively for farm laborers. The housing project is conditioned on the provision of affordable housing for farm laborers and is, therefore, at no risk of being converted to market-rate housing during the life of the project.¹⁵

The 44-unit Leo Meyer Senior Housing Project is an affordable housing project which was completed in late 1989. The project provides housing exclusively for

seniors and is managed by the Monterey County Housing Authority. The housing project is mortgaged over a series of years and will not be at risk of being converted to market-rate housing for at least 30 years.¹⁶

There are no low-income, multi-family, rental housing units that have been constructed with local assistance, such as multi-family revenue bonds, redevelopment funds, in-lieu fees, inclusionary housing programs, or density bonus programs with affordability controls, other than the senior housing project discussed in the preceding paragraph. Local assistance was provided to the senior housing project in the form of a one-time cash contribution from redevelopment funds.

2.2.5 Vacancy Rate

HCD identifies the presence of a housing shortage in a community if there is an overall vacancy rate of five percent or less. Vacancy rates in King City have dropped from a high of 8.32 percent in 1980 to a low of 2.91 percent in 1984, and they have remained near three percent since 1984. The current vacancy rate in King City is 3.29 percent.

The decrease in vacancy rate in King City is indicative of the disproportionate increase in population in King City during the 1980s as compared to the number of new housing units constructed. Since 1980, there has been an increase in population in King City of approximately 40.8 percent and an increase in housing units of 30.1 percent.¹⁷

2.2.6 Housing Conditions

In 1980, a housing condition survey determined that approximately five percent (90 units) of all housing units within King City were substandard and that four percent (72 units) were suitable for rehabilitation.

In 1984, a special census identified an additional four substandard units, all of which are suitable for rehabilitation.

In 1986, the Proposed Redevelopment Project Report identified 178 substandard units in the redevelopment area and indicated that city staff estimates these substandard units to represent 90 percent of all substandard units in King City.¹⁸ Therefore, approximately 198 substandard units existed in King City in 1986, representing 9.4 percent of all housing units at that time. Based on the rate of percentage increase in substandard units, 12.3 percent (288 units) of all existing housing units in King City would be substandard. Based on the percentage of housing units suitable for rehabilitation attained from the 1980 survey (80.4 percent), 19.6 percent (56 housing units) would have needed replacement in 1990.

In the past, King City has attempted to rehabilitate existing housing units. King City received a grant in 1977 to administer a housing rehabilitation program. The program provided low-interest loans for the rehabilitation of owner-occupied housing units and also for renter-occupied housing units provided that the rental

housing unit is in the low- and moderate-income household range. The program was targeted for a specific area of the community.

However, no loans were pursued by housing owners and the grant funds were returned. Even with the availability of funding, the age and income level of many housing owners in King City deters many housing owners from rehabilitating housing units. In addition, many of the rental housing units in need of rehabilitation are under absentee ownership, meaning that the owners of the rental housing units reside in cities outside of the region. Many of these owners rarely inspect the rental housing units and care little about their maintenance.

California's Community Redevelopment Law (CRL) (in the state Health and Safety Code, section 33000) requires that 20 percent of each tax increment dollar obtained by the redevelopment agency for redevelopment activities shall be used by the redevelopment agency for the purposes of increasing and improving the community's supply of low- and moderate-income housing. Based on estimates of revenue to be collected over the 35-year span of the King City Redevelopment Project, approximately \$12,331,996 would be generated to aid in the construction of low- and moderate-income housing units. After adjustment for inflation, this was equivalent to approximately \$4,399,595 in 1986. However, these funds will be available for use long before the completion of the King City Redevelopment Project and the net value of the revenue attained will fall somewhere between these two dollar figures.

It is estimated that the 20 percent of each tax increment dollar used for increasing and improving the communities supply of low- and moderate-income housing totals approximately \$200,000 annually. This would total approximately \$1,000,000 over the life of this housing element. These funds could be used to improve and increase King City's supply of low- and moderate-income housing.

2.2.7 Energy Conservation

HCD has identified various methods by which a local agency may structure policies and development standards in order to conserve energy. These include:

- The promotion of higher-density and in-fill development;
- The enforcement by local building officials of existing state residential energy conservation standards;
- Standards for street widths, landscaping of streets, and parking lots to reduce heat loss or provide shade;
- Standards for energy-efficient retrofits to be met prior to resale of homes; and,
- Inclusion of energy conservation features in new and existing housing.

Currently proposed projects in King City involve the development of existing portions of King City where public services are readily available. Many residential projects propose the construction of higher-density units.

All large development projects in King City are approved subject to development standards contained in the King City Zoning Ordinance and King City Subdivision Ordinance. Further conditions of project approval incorporate other development standards. Energy-saving design strategies regarding street-width standards, landscaping standards, and parking standards are included in all approvals for minor and major subdivisions.

Each new housing unit constructed in King City is subject to requirements of the Uniform Building Code and California Energy Commission with regard to installation of energy conservation features. Construction plans are checked for compliance by the King City Building Department. Such requirements are also applicable to remodels of existing housing units.

2.2.8 Special Housing Needs and Accessible Housing

Farm Workers

In King City, the primary special housing needs group is farm workers. Farm worker labor is a crucial component of the southern Monterey County agricultural economy, yet workers have had a difficult time obtaining adequate and affordable housing in the past in Monterey County.

It is likely that King City's economic base will remain dependent on agriculture and agriculture-related industries because King City is surrounded by prime agricultural land. Trends toward intensification of agricultural land close to southern Monterey County cities will increase due to the annexation of portions of agricultural land by these cities for urban uses.

The agricultural industry, as a result of unionization, now provides more-stable employment and higher wages than in the recent past. This has resulted in a reduction in migration of farm workers. In the recent past, more farm worker families have moved to Monterey County (as opposed to individual farm workers). As a result, farm workers have started to purchase and rent households within various southern Monterey County cities.

Historically, farm workers have had a difficult time finding affordable housing. This was due to a combination of limited language skills, large family size, and low household incomes, all of which make it difficult to secure loans. Many housing units once utilized for seasonal occupancy by single-male farm workers are now being used year-round by farm workers and their families. This situation increases the concern that many farm workers are living in inadequate and deteriorating housing units.

According to the 1980 census, approximately 761 agricultural workers lived in King City, representing 14 percent of the total population. Based on a straight-line projection of 1980 data, approximately 1,083 agricultural workers live in

King City in 1990. Housing for farm workers is a special need in King City. This is especially true for farm workers in the large-family and single-male categories.

Elderly Persons

Elderly persons are considered to be those 65 years of age or older. According to 1980 census data, approximately 7.2 percent of King City's population was composed of elderly persons. Therefore, based on current population figures for King City, there would be 557 elderly residents in King City. According to 1980 census data, there were 382 households in King City headed by elderly persons.¹⁹ Of these households, 120 were single-person elderly households.²⁰ This projects to 495 elderly-headed households and 156 single-person elderly households in 1990.

The housing needs of elderly persons are typically met by providing small and affordable housing units which incorporate design features such as easy-operating doorknobs, handicap ramps, grab bars, and smaller and low-maintenance fixtures. King City provides small homes which are among the most inexpensively priced homes in Monterey County. However, the cost of housing in relation to income has increased dramatically in King City from 1980 through 1990. Further, due to the age of many housing units in King City, especially those units occupied by elderly persons, special design features are not common. Many elderly persons have low incomes and many are on fixed incomes. This along with the obsolescence of housing units, clearly indicates that housing for the elderly is a special need in King City.

The Leo Meyer Senior Housing Project, a 44-unit housing complex was recently completed in King City for elderly persons. This housing project is managed by the Monterey County Housing Authority, and is designed to meet the needs of elderly persons in structural design and affordability.

Large-Family Households

The 1980 census indicated that there were 289 large-family households in King City, representing 16.1 percent of all households.²¹ Based on a straight-line projection of 1980 data, there would currently be 376 large-family households in King City. However, due to the decreased vacancy rates for 1990 in King City and the increase in number of persons per household, current data indicate that household overcrowding, and thus the presence of large-family households in King City, has increased. Farm workers in the large-family category contribute significantly to the number of large-family households in King City. Due to the recent increase of migrant families to portions of the southern Salinas Valley, housing for large families in King City is an increasing unmet housing need.

Female-Headed Households

According to 1980 census data, 175 female-headed households were present in King City, representing 9.7 percent of all households in King City. Female-headed households with children often have special needs, such as adequate day-care facilities in the area so that the head of the household can work during the day, as well as adequately-sized low-cost housing. Additionally, female-headed

households often fall into the very low- and low-income households category. Based on household overpayment data, there is an existing need in King City for very-low- and low-income housing.

Disabled Households

Various agencies were contacted in order to determine the existing number of disabled persons residing in King City. These agencies include:

- Department of Rehabilitation (San Jose)
- Housing for Independent Living (San Jose)
- San Andreas Regional Center
- Monterey County Regional Center
- Development Disability Council

Information obtained from the above-mentioned agencies was useful in determining the types of disabled persons in King City. However, because these agencies do not provide a precise estimate of all disabled persons, 1980 census data were utilized to project the existing approximate number of disabled persons residing in King City.

According to 1980 census data, there were 119 disabled persons in King City, representing 2.2 percent of its total population. Computing 2.2 percent of King City's current population yields a figure of 170 disabled persons currently residing in King City. Disabled persons are often in need of affordable housing. King City provides lower-priced housing as compared to other cities in Monterey County. However, as stated previously, there is an existing need for very-low- and low-income housing units in King City.

Emergency Shelter

The Monterey County Homeless Task Force recently completed a five-year plan for the development of a service delivery system for homeless persons in Monterey County. The *Monterey County Homeless Services Plan*²² estimates the number of homeless persons in Monterey County and provides a breakdown of these persons according to geographic areas of the county. According to the plan, 194 to 328 homeless persons reside in southern Monterey County.

The plan calls for the adoption of various policies recommended for implementation on a county-wide basis and includes more-specific recommendations for implementation of the plan. Recommendations related to implementation of the plan in southern Monterey County include the following:

- Monterey County [should] enter into a memorandum of understanding with the cities of the county to ensure that each city submits an appointee to sit upon the Monterey County Commission on Homelessness which shall be appointed by the Board of Supervisors to oversee the implementation and on-going evolution of the plan.

- The Housing Authority of Monterey County [should] seek access to migrant camps in South Monterey County for use as emergency shelters during winter months (December 1–March 30 each year).
- The Monterey County Department of Social Services [should] coordinate with the Monterey County Hunger Coalition to develop access to hot meal services or meal vouchers for the homeless in underserved parts of the county.

Currently, emergency shelter assistance is available through the Salvation Army. Persons requesting assistance for overnight accommodations will be given free motel stay as long as the stay does not exceed three nights. If persons are in need of accommodation longer in term, the Salvation Army will provide transportation to the nearest permanent shelter. The King City Ministerial Alliance also participates in this program, referring persons in need of shelter to the Salvation Army.²³

Information from the Salvation Army regarding the number of homeless persons in King City indicates that there are no more than approximately five homeless persons in King City. The number of homeless persons in King City is low and the above-mentioned organizations adequately provide emergency shelter assistance for the homeless.²⁴ Therefore, the needs of the homeless persons in King City are currently being met.

2.2.9 Appropriate Share of Regional Housing Needs

The California Government Code section 65584 states that “each council of governments shall determine the existing and projected housing need for its region.”

AMBAG is the council of governments for the region which covers Monterey County and Santa Cruz County. AMBAG has determined an appropriate share of regional housing needs for all localities in the region, including King City. The purpose of the appropriate-share allocation is to equitably distribute the responsibility for accommodating lower-income households throughout the region and to avoid further concentration of lower-income households in localities which contain more than the average proportion. In making appropriate-share projections and allocations, AMBAG considered several factors.

AMBAG based its housing needs determination upon data obtained from HCD and the California State Department of Finance (DOF). Table 5 compares the number of existing housing units in King City in 1989 according to income level, identifies overall housing unit goals for 1996, and sets goals for new housing unit construction over this seven-year time period.

According to 1989 data obtained by AMBAG for the 1990 Regional Housing Needs Report, there were 2,286 total housing units in King City. Of these housing units, 24.4 percent fall into the very-low-income category, 18.3 percent fall into the low-income category, 23.7 percent fall into the moderate-income category, and 33.6 percent fall into the above-moderate-income category.

TABLE 5

King City's Appropriate Share of the Regional Housing Need

	Total Housing Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1989 Units by Income	2,286	557	419	541	769
1996 Goals by Income	3,969	1,009	810	917	1,234
Construction Goals by Income	1,683	452	390	376	465

Source: AMBAG. *Regional Housing Needs Report*. Monterey, California, 1990.

AMBAG's housing goal for King City is to reach a total of 3,969 housing units by the end of 1996. This involves the construction of 1,683 new housing units. Of these new housing units, AMBAG has designated that 26.9 percent of the housing units be constructed for very-low-income residents, 23.2 percent for low-income residents, 22.3 percent for moderate-income residents, and 27.6 percent for above-moderate-income residents.

As of January 1990, King City had 2,338 total housing units. Therefore, 52 housing units of the total goal of 1,683 housing units have been constructed. Of these 52 housing units, 44 housing units were constructed for very-low- and low-income households and eight housing units were constructed for moderate- and above-moderate-income households.

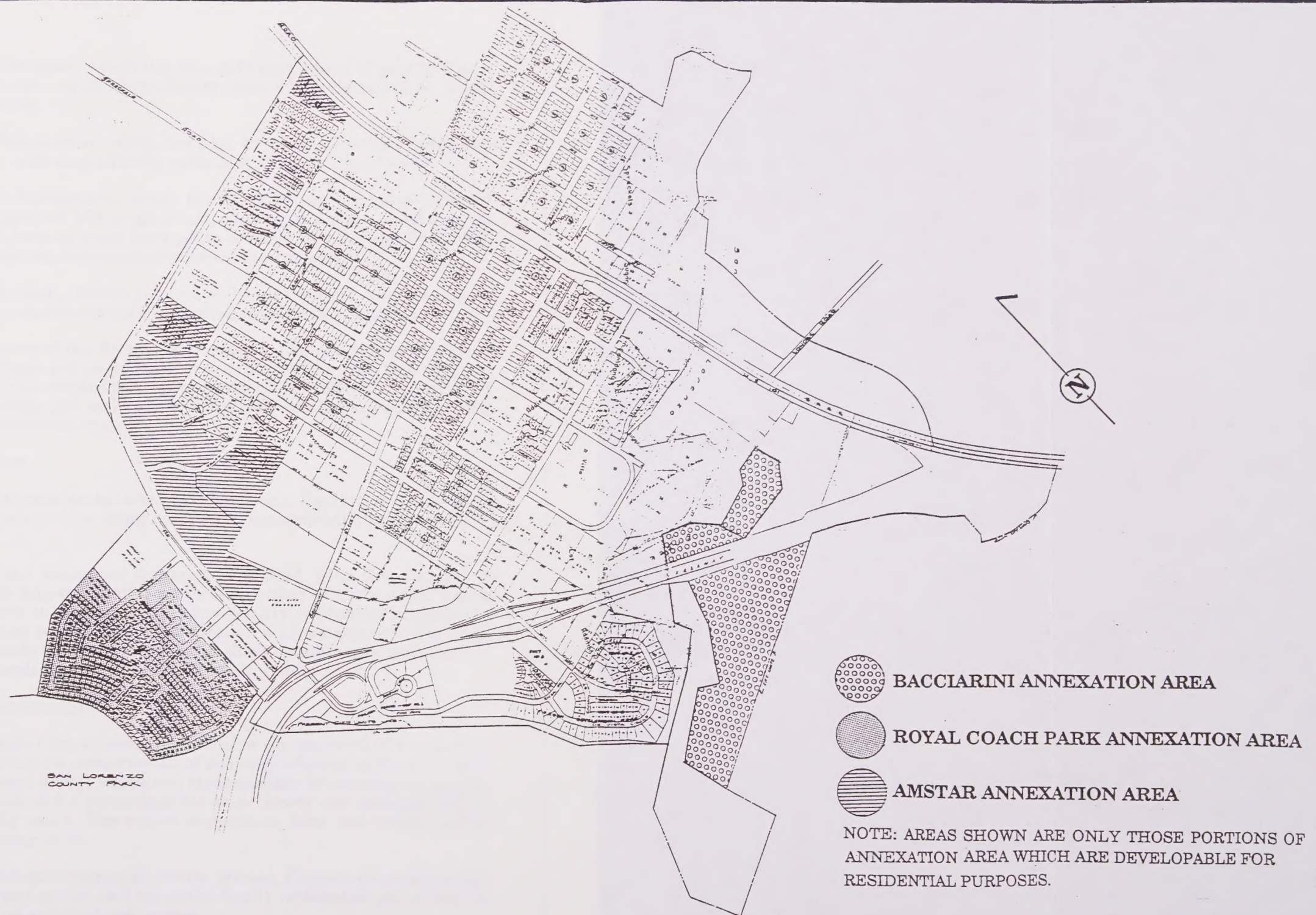
2.2.10 Site Availability

Figure 3 identifies available residentially designated sites in King City which can accommodate large-scale housing projects, as well as an area north of the city boundary which could accommodate new housing units in the future.

Eleven available housing sites have been identified within the King City incorporated boundary for potential development. All available housing sites which could accommodate large residential projects in King City lie within three different annexation areas. These annexations are the Amstar Annexation, the Bacciarini Annexation, and the pending Royal Coach Park Annexation.

Amstar Annexation

There are five remaining available sites which lie within the Amstar Annexation area. A total of approximately 730 housing units will be constructed on these five available sites, divided among the following projects:



Sources: Royal Coach Park EIR, Amstar Annexation EIR, Bacciarini Annexation EIR, King City Housing Element (1985)

KING CITY HOUSING ELEMENT
AVAILABLE HOUSING SITES

FIGURE

3



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- Green Acres Subdivision, which lies on a 6.37-acre parcel of land and proposes the construction of 32 single-family units. These units will be in the low income category.
- Heritage Park Subdivision, which lies on a 5.82-acre parcel and proposes the construction of 36 single-family units and 24 multi-family units.
- Hampton Pacific Subdivision, which lies on 24.39-acre parcel of land. Of the originally approved 168 single-family housing units approved for this subdivision, 113 housing units have yet to be constructed. These units will be in the moderate- and above-moderate-income category.
- Pastures Subdivision, which lies on a 14-acre parcel and has been approved for the construction of 225 multi-family housing units.
- A remaining portion of the Amstar Annexation area, which is a 19.25-acre parcel of land. There are no pending or approved projects on this site, but it will eventually accommodate approximately 300 multi-family units. Of these, approximately 200 will be in the moderate-income category and 100 will be in the low-income category.

Bacciarini Annexation

There are two available residential sites that lie within Bacciarini Annexation area. The potential number of housing units to be constructed on these sites is approximately 341.

Since the approval of the Bacciarini Annexation in 1988, King City has yet to receive applications for any residential projects on either of these sites. These sites have been rezoned to accommodate a low-density residential project on a 45.5-acre parcel and a planned unit residential project on a 6.8-acre parcel. The 45.5-acre parcel can accommodate approximately 273 single-family units, and the 6.8-acre parcel can accommodate approximately 68 multi-family units.

Royal Coach Park Annexation

The pending Royal Coach Park Annexation includes the approval of a tentative subdivision map proposing the construction of 303 single-family units, a 5.8-acre planned-unit development parcel which can accommodate 58 housing units, and two multi-family parcels of 2.8 acres and 3.0 acres which can accommodate a total of 87 multi-family units. The entire annexation area can accommodate approximately 448 housing units.

This project is still in the environmental review process. Projects proposed on the planned-unit development parcel and the multi-family residential parcel will be subject to use permit and architectural review.

Recently, an agreement was executed between the project proponent for the Royal Coach Park Annexation and CHISPA to provide between 40 and 45 multi-

family housing units on approximately three acres. These multi-family housing units will be provided for large-families and will consist of two-, three-, and four-bedroom housing units. Further, the agreement allows CHISPA to purchase finished single-family lots in the Royal Coach Park Annexation to provide self-help housing for individual families. Self-help housing can lower housing costs by approximately 30 percent.²⁵

Additional Housing Sites

Assuming all available housing sites in King City discussed above are built out by 1996, an additional 1,519 housing units will be added to King City's housing stock. This is 164 housing units short of the construction goal of 1,683 housing units established by AMBAG in 1989 for the year 1996. However, this deficit can be met through in-fill development, development of underutilized lots, and annexation of additional sites.

In-Fill Development. Within King City, there are individual vacant lots which could provide additional housing units to help meet King City's housing construction goal. It is estimated that there are approximately 10 lots comprising 1.4 acres, all zoned for single-family housing units. Since each lot, under current zoning, could accommodate one housing unit, a maximum of 10 housing units could be constructed on these lots.

Underutilized Lots. Currently, there are 20 to 25 acres of land within King City which are designated High-Density Residential by the King City General Plan but which support existing older single-family residential units. The land has been designated for higher-density development so that multi-family housing units can succeed these single-family residential units in the future when the existing residences ultimately become uninhabitable and are demolished. Also this designation would allow for the construction of additional housing units in conjunction with the existing single-family housing units. These areas of land are located in various places within the boundary of King City.

According to the general plan, these areas can be developed at a density of 13 to 22 units per acre. Based on a conservative estimate which assumes 20 acres developable at a density of 15 units per acre, 300 multi-family housing units could be constructed in these areas of King City. However, it is important to realize that underutilized land area in King City for new housing unit construction will become available slowly over a period of many years. Based on a projection of the number of high-density development projects currently under construction in this area (approximately 30 to 35 housing units), it is estimated that approximately 50 units could be constructed on underutilized lots within the planning period of the housing element (by 1996).

Smith-Hobson Property. The Smith-Hobson property has been identified by King City as a site which could accommodate residential development in the future. However, current conditions on the site and in its vicinity make the site more suitable for eventual industrial and commercial uses. The King City Planning Department has stated that residential development is not a preferred use on this site.²⁶

The Smith-Hobson property consists of 80+ acres of land currently designated Agriculture in the general plan. The site is currently utilized for row crop production. Development on the site consists of two housing units which are occupied by farm workers.

There is an existing garlic and onion processing plant and an existing pepper and parsley processing plant north of the site. The presence of these processing plants north of the Smith-Hobson property could render this area incompatible with any future residential uses on the site due to the odor from the plants combined with the prevailing north to south wind direction.

King City has proposed the construction of the First Street bypass, a major arterial road which could follow a route either immediately to the north, bisecting the Smith-Hobson property, or immediately to the south of that property. This bypass is intended for use by trucks once it is complete and would also create concerns about compatibility for any future residential uses. Should the First Street bypass be constructed at either the northern or southern edge of the Smith-Hobson property, an adequate buffer area could partially reduce any compatibility concerns regarding the proximity of residences located on the property. Compatibility would be a greater concern, however, if the bypass were to bisect the property. The locations of streets in the vicinity of the Smith-Hobson property and the possible routes utilized for the First Street bypass are shown in Figure 4. The King City airport lies one-half mile north of the property, also creating incompatibility concerns regarding safety and noise.

Based on existing concerns regarding utilization of the Smith-Hobson property for residential purposes, this site is not considered to be a realistic site for the construction of new housing units.

Annexation of Additional Sites. Due to the limited amount of available land for housing development within King City by 1996 and the compatibility concerns associated with use of the Smith Hobson property, it is necessary to identify additional sites outside of King City which could provide land for new housing units construction by 1996.

The most desirable direction for growth in King City is to the north beyond the Amstar annexation area. This area is currently designated Residential Reserve according to the King City General Plan. The area is designated for agricultural production according to the Monterey County General Plan and the site is currently used for agricultural production. Based on a comparison of other sites within the King City Planning area, this northern area expansion is most sensible based on the available city services and compatibility with surrounding land uses. This potential future housing area is shown on Figure 5.

Potential Housing Units

Table 6 summarizes the available housing sites in King City (previously discussed) and includes the designated general plan density, available acreage, and housing unit potential for each housing site.

TABLE 6
Summary of Housing Sites

Housing Site	General Plan Use(s)	Available Acreage	Housing Unit Potential
Amstar Annexation Area	Low Density and High Density	69.9	730
Bacciarini Annexation Area	Low Density and Planned Development	52.3	341
Royal Coach Park Annexation Area	Low Density, High Density, and Planned Development	53.6	448
Infill	Low Density	1.4	10
Underutilized Lots	High Density	20	50
Total		197.2	1,579

Sources: Amstar Annexation Final EIR, Bacciarini Annexation Final EIR, Royal Coach Park Final EIR, King City General Plan Land-Use Element.

With the utilization of all housing sites included in Table 6, there is a potential for the construction of 1,579 new housing units within King City. This falls short of the 1996 construction goal for King City of 1,683 housing units by 104 housing units. This indicates that additional land may need to be annexed in order to provide adequate site availability for new housing units in King City by 1996.

As evidenced in this section, there has generally been a lack of available housing sites in King City for the past ten years. King City has had to meet the housing needs through the annexation of additional housing sites in order to meet the housing demand. These include the Amstar Annexation, the Bacciarini Annexation, and the pending Royal Coach Park Annexation. This will be the case during the planning period for this housing element as well.

It is difficult to determine the type and affordability of future housing units which may be constructed on the available housing sites within and outside of King City. King City strives to provide housing consistent with the percentage of housing based upon the fair-share housing goals established by the local council of governments. This is normally negotiated through the development agreement process for each individual project. It is likely that the housing units affordable to each income group would be scattered somewhat throughout the available housing sites.



Source: King City Circulation Element



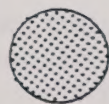
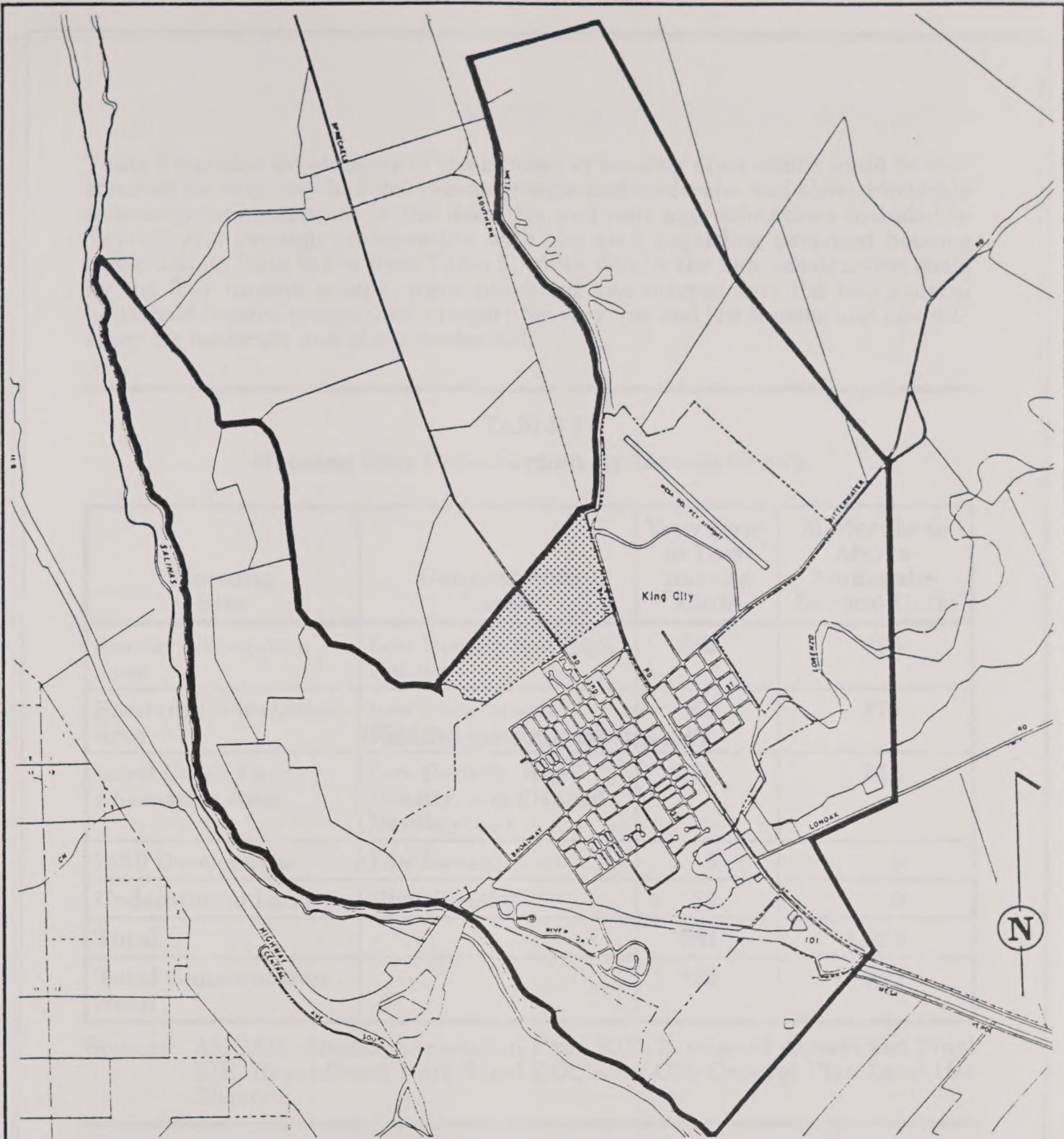
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KING CITY HOUSING ELEMENT **FIRST STREET BYPASS ROUTES**

FIGURE

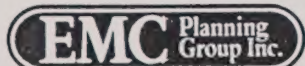
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Potential Future Housing Area

Source: King City Land Use Element



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KING CITY HOUSING ELEMENT **POTENTIAL LAND ANNEXATION AREA**

FIGURE

5

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Table 7 includes an estimate of the number of housing units which could be constructed for very-low- and low-income groups and moderate- and above-moderate income groups pursuant to the densities and unit approximations included in Table 6 and through conversation with city staff regarding proposed housing construction. Data taken from Table 5, which details the new construction goals by the four income groups, were simplified and merged into the two general household income groups (one category for very low and low income and one category for moderate and above moderate).

TABLE 7
Housing Unit Construction By Income Group

Housing Site	General Plan Use(s)	Very Low-to Low-Income Units	Moderate-to Above-Moderate-Income Units
Amstar Annexation Area	Low Density and High Density	232	498
Bacciarini Annexation Area	Low Density and Planned Development	68	273
Royal Coach Park Annexation Area	Low Density, High Density, and Planned Development	196	252
Infill Development	Low Density	5	5
Underutilized Land	High Density	50	0
Total		551	1,028
Total Construction Need		842	841

Sources: AMBAG, Amstar Annexation Final EIR, Bacciarini Annexation Final EIR, Royal Coach Park Final EIR, King City General Plan Land-Use Element.

Table 7 shows that, based on current estimates, King City will be challenged to satisfy its construction need for all income groups over the housing element planning period without the annexation of additional sites. However, King City will strive to achieve the housing construction goals by income through the annexation of additional sites.

2.2.11 Governmental Building Constraints

Governmental policies and regulation can constrain future housing development to varying degrees by imposing requirements and limitation on residential development. These requirements and limitations can affect the cost of housing.

Governmental building constraints include land development controls, development processing procedures and fees, requirements for provision of services and facilities, and use of federal and state programs. The following subsection discusses governmental constraints to housing construction within King City, and those imposed by the Monterey County Local Agency Formation Commission, Monterey County Water Resources Agency, and the Monterey Bay Unified Air Pollution Control District.

King City

Land development controls include policies and regulations contained in the King City General Plan, King City Zoning Ordinance, and King City Subdivision Ordinance.

The King City General Plan and King City Zoning Ordinance establish four residential districts. These districts are presented with their corresponding maximum allowable densities in Table 8.

TABLE 8
Residential Districts

Zone	Residential Use	Maximum Dwelling Units (per acre)
R-1	Low Density	0-6
R-2	Medium Density	7-14
R-3	Medium-High Density	15-22
R-4	High Density	34.8*

*The land use element adopted in 1988 deleted the high-density land-use designation. However, existing high-density land-use designations were allowed to be developed under the existing maximum density of 34.8 du/acre. New high-density developments over 22 du/acre proposed on these parcels are required to obtain a conditional use permit and obtain architectural review committee approval. After the date of adoption of the land-use element, no other properties are allowed to be zoned R-4.

Source: Land-Use and Circulation Elements of the *King City General Plan*, January 1988.

During the past years, there has been an effort to allow higher residential densities on lands within the city because of the difficulties in annexing surrounding prime agricultural lands for new development. The higher densities encourage the infilling of vacant parcels or the redevelopment of underutilized parcels

within the city. Although the residential district densities were reduced with the adoption of a new land use element in 1988, the residential district densities are still considerable higher than other small cities in the region and are sufficient to facilitate the development of lower-income housing.

The King City Subdivision Ordinance provides for variation in lot sizes, setbacks, and density through its "optional design and improvement standards." These standards encourage innovative development designs that are in compliance with the specified density of any given zone.

Table 9 includes an estimate of planning and building permit fees for the construction of a standard 1,500-square-foot single-family residence; it is intended to be an estimate of permit costs per housing unit.

In King City, developers are required to contribute money for public safety, schools, and public service infrastructure. The cost of providing these services is a constraint on developers. Further, when developers incur such a cost, it often increases the cost of housing units, thus making it difficult to construct affordable housing for members of the very-low- and low-income groups.

TABLE 9
Permit Fees For a Single-Family Housing Unit

Action	Fee
Building and Plan Check	\$ 1,032
Sewer Connection	2,400
Impact Fees	675*
Total	\$ 4,107

*Does not include school fees

Source: EMC Planning Group Inc.

King City's site plan review process allows a project applicant to present a conceptual plan for preliminary review prior to submitting a formal application to the planning department. During this review, various comments are made by city staff, which helps the project applicant to submit a more-complete formal application and therefore minimizes time and cost of the permit process. This initial review process enables project plans to reach the public hearing stage sooner, at which time members of the public have the opportunity to review and comment on the project. This process acts to expedite the construction of housing units and minimize cost over the long term.

In the past and present, land-use regulations at the local level have not been a constraint to the development of new housing units. There are no growth-control

measures, development fees are comparatively low, and applications are processed faster than most local jurisdictions.

Local Agency Formation Commission

Depending on the location of the project site, many proposed projects in King City are subject to approval by other responsible agencies. The Local Agency Formation Commission (LAFCO) of Monterey County has jurisdiction over the annexation of any project site into King City's sphere-of-influence boundary and city-limit boundary. LAFCO's primary objective is to ensure that orderly and planned growth occurs within all cities in Monterey County. The conversion of prime agricultural lands to non-agricultural uses in Monterey County is of major concern to LAFCO in its review of project proposals.

Monterey County Water Resources Agency

A large portion of the Salinas Valley is currently experiencing ground-water overdraft. Water discharge from Lake Nacimiento and Lake San Antonio helps prevent the overdraft of aquifers in the southern Salinas Valley. However, these discharges currently are minimal because of recent drought conditions in the area. Because of recent drought conditions in the southern Salinas Valley, concern over ground-water supplies in this area has risen. Although water shortage has not led to the denial of any housing construction projects in King City, the cumulative impacts associated with ground-water overdraft in the Salinas Valley may lead to the denial of housing construction projects in the future, and thus can be considered a non-governmental building constraint.

King City lies within the jurisdiction of the The Monterey County Water Resources Agency (MCWRA). Currently, the MCWRA has no permit authority with regard to development projects in incorporated cities, but does have jurisdiction over the use of ground-water within the county and can impose a moratorium on development in all areas of the county both unincorporated and incorporated.²⁷

The MCWRA has substantial influence over the approval of annexations to King City which require LAFCO approval. Due to the current ground-water overdraft problem in Monterey County, a prime objective of LAFCO is to ensure that potentially adverse ground-water impacts are offset through the implementation of project conditions for approval. Such conditions for approval are often implemented at the request of the MCWRA.²⁸

Pursuant to requests by MCWRA, approvals of housing projects in King City incorporate various conditions which can increase the cost of home construction. These conditions include the requirements that individual lot landscaping be implemented by the builder (not future individual lot owners) and that xeriscape landscape principles be adhered to.

Monterey Bay Unified Air Pollution Control District

Similar to the MCWRA, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) does not have permit authority over the approval of housing projects. However, the MBUAPCD has completed an air quality management plan (AQMP) for the Monterey Bay Region (which includes Monterey, Santa Cruz and San Benito counties) that identifies various air pollution control measures based on the forecasted population growth in the region. If a residential project is constructed in any local jurisdiction, a population increase will result. If this growth exceeds the forecasted population growth established by the AQMP, the district anticipates that an adverse impact on air quality will result.

As discussed in this housing element, as many as 1,579 housing units could be constructed in King City by July 1996. Based on an average household population of 3.3 persons, this could result in an additional 5,211 persons in King City, increasing the population from 7,739 to 12,950 persons. The AQMP forecasted population growth in King City by 1995 is 11,536 persons. If the average annual population growth based on new construction is projected for 1995, King City's population would grow to 12,081 persons. This figure exceeds that projected in the AQMP and is therefore inconsistent.

In conclusion, state, regional, and local agencies are a constraint to the provision of additional housing units through policies regarding the conversion of agricultural land, groundwater overdraft, and ambient air quality degradation, which could result from the construction of additional housing units.

2.2.12 Non-Governmental Building Constraints

Non-governmental constraints on housing are those factors which local governments cannot control. These include the cost of land, cost of construction, and availability of financing for home builders.

The cost of land in King City has not, in the past, been a constraint to development. The cost of developable land and the cost of building a home in King City are similar to the cost in other cities of southern Monterey County.

At the beginning of the 1980s interest rates increased thus decreasing the availability of affordable financing for homes all over California (including Monterey County and King City). Toward the end of the decade, interest rates dropped and affordable financing became more available. Since the beginning of the 1990s, the availability of affordable financing decreased temporarily due to the poor condition of the nation's savings and loan industry. However, affordable home financing has recently become available again.

Table 10 shows the current costs associated with home construction in King City. This estimate is based on construction of a standard 1,500-square-foot single-family residence on a standard 6,000 square-foot lot.

Table 11 includes an estimated cost for the acquisition of land and the cost of construction of a multi-family residential project in southern Monterey County. The example is based on the construction of a 40-unit project with an approximate total floor area of 40,000 square feet on a lot of 3.0 acres.

TABLE 10
Single-Family Housing Unit Construction Cost

Item	Cost	Percent of Total Cost
Land	\$51,875	41.5
Construction	73,125 ²⁹	58.5
Total	125,000	100.0

Source: Pettitt, Tom, Licensed Real Estate Appraiser, King City, California.

TABLE 11
Multi-Family Housing Unit Construction Cost

Item	Cost Per Unit/ Square Foot	Size	Net Cost
Land Subtotal	\$11,655 per unit	40 units	\$466,200
Construction costs	\$26.64 per sq. ft.	40,000 sq. ft.	\$1,065,600
Indirect costs and local multiplier			\$333,000
Construction Subtotal			\$1,398,600
Total			\$1,864,800
Cost per unit			\$46,620

Source: Urban Property Research, Inc.; EMC Planning Group Inc.

Land costs for multi-family residential construction in King City are generally considered to be \$11,655 per unit.³⁰ The cost of the structure described in the previous paragraph is estimated at \$26.64 per square foot. Twenty-five percent of this cost is added to the construction total in order to account for indirect costs such as construction financing, title insurance, and commissions. A local multiplier is applied to the total construction cost of the project to take into account local price of materials and labor. The cost estimates of construction per square

foot and related cost adjustments were obtained from the *Residential Cost Handbook*³¹ used by appraisers in Monterey County.

As Table 11 illustrates, the estimated building cost of a multi-family housing project in southern Monterey County is \$1,864,800. The estimated average cost per housing unit is \$46,620.

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- ⁹EMC Planning Group, Inc. *King City Housing Element*. Monterey, California, April 1985.
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²⁰*Ibid.*

²¹*Ibid.*

²²Monterey County Homeless Task Force. *Monterey County Homeless Services Plan*. Salinas, California, September 25, 1990.

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²⁶Bates, Don, King City Planning Director. Telephone conversation with consultant, September 4, 1990.

²⁷Taylor, Gene. Monterey County Water Resources Agency. Telephone conversation with consultant February 22, 1991.

²⁸*Ibid.*

²⁹*Op. cit.*, Tom Pettitt. Based on \$65 per square foot cost of home construction.

³⁰Land cost estimate based on 25 percent of total project cost.

³¹Marshall and Swift. *Residential Cost Handbook*, pp. A-127, F-3. Sacramento, California, 1987.

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3.0 Evaluation of Previous Housing Element

The goals, policies, and programs of King City's 1985 Housing Element were designed to provide and upgrade housing for the existing and projected population of King City. The housing element attempted to ensure that appropriate proportions of very-low-, low-, and moderate-income housing units were provided to meet the special housing needs of the community as identified in the housing element.

This section evaluates the effectiveness of the goals, policies, and programs of the previous housing element.

3.1 Evaluation of Previous Goals, Policies, and Programs

The housing plan contained goals, policies, and programs which fell under the following general concern areas:

- Residential Opportunities and Development
- Affordability
- Housing Conditions and Neighborhood Quality
- Special Housing Needs and Accessible Housing
- Energy Conservation

3.1.1 Residential Opportunities and Development

Policy A

The City shall encourage the production of new residential development that provides a choice in housing type, density, cost, and tenure, to meet the housing needs of all segments of the population, regardless of race, sex, marital status, age, ethnic background, physical condition, or family size.

Program Effectiveness. There were a total of 351 housing units constructed under the previous housing element. King City was successful in the annexation of two large parcels of land since 1985 (i.e., Amstar and Bacciarini Annexations), and is currently processing the annexation of another large parcel (Royal Coach Park Annexation).

Pursuant to Program 1, many of the housing units constructed between 1985 and 1990 were constructed within the Amstar Annexation area which is almost built out.

Pursuant to Program 2, zoning designations within all annexation areas include single-family, multi-family, and planned-unit development zoning districts, which provide for a variety of housing units.

This housing element contains programs which are intended to further facilitate the construction of housing units in the annexation areas of the city.

Pursuant to Program 3, King City solicited a state grant intended to provide low-cost financing to persons desiring to rehabilitate substandard homes. However, because these funds were not pursued by homeowners, this money was returned to the state.

It has been concluded that this low-cost financing program was unsuccessful for a number of reasons. First, the program was targeted for a specific area of the community. This area contained a large number of absentee owners who were not aware of the program. Second, this area contained a heavy concentration of Hispanic speaking persons and the communication of the program was not targeted to this demographic group.

This housing element includes a program to investigate the possibility of developing a revolving loan and grant program administered by local institutions utilizing tax increment funds from the redevelopment agency. The loans and grants would be available at varying interest rates based on income levels. This program would be available to the entire community and would be advertised through several mediums to target the diversified demographic groups in the community.

Pursuant to Program 4, the city encouraged the development of additional units on underutilized lots through increasing allowable residential densities on these lots to accommodate higher-densities. Approximately 30 to 35 additional housing units were constructed on these underutilized lots under the previous housing element. This program will be continued in this housing element and is anticipated to yield an additional 50 housing units.

Policy B

The city shall encourage a continually expanding supply of ownership and rental housing in King City for persons of all income and ethnic groups.

Program Effectiveness. Pursuant to Program 5, King City encouraged the expanding supply of both rental and ownership homes through the approval of a variety of projects of differing densities including single-family, multi-family, and planned unit developments. The achievement of providing a variety of housing types was negotiated through the development agreement process for each individual project.

Policy C

The City shall ensure the provision of urban services for future residential development.

Program Effectiveness. Pursuant to Program 6, King City adopted a policy in which the installation of improvements are bonded by project developers prior to the construction of new housing projects. King City compensates developers of large projects with additional assistance in permit processing. Further, King City has contributed tax increment funds from the redevelopment agency specifically for public service improvements associated with two projects. In 1988, the

redevelopment agency provided more than \$80,000 to the Leo Meyer Senior Housing Project. In 1990, the redevelopment agency agreed to commit more than \$1.3 million dollars in funds for the pending Royal Coach Park annexation project.

This housing element contains related versions of this program, with more emphasis placed on the financing of infrastructure improvements by developers with city assistance.

3.1.2 Affordability

Policy D

The city shall encourage the construction of affordable rental and ownership housing units for low- and moderate-income households throughout King City.

Program Effectiveness. Pursuant to Programs 7 and 8, King City developed an ordinance which created design standards for mobile homes, modular, and manufactured housing for all zoning districts.

This housing element contains a program to amend the zoning ordinance to permit the placement and construction of mobile homes and manufactured homes in all residential districts pursuant to the standard design review procedures of each district. These manufactured and modular housing units provide housing for low- and moderate-income groups.

Pursuant to Program 9, King City has provided incentives to builders for the construction of low- and moderate-income housing through the granting of density bonuses under the optional design and improvement standards of the subdivision ordinance. These incentives and density bonuses have, and continue to be, provided to developers. This program has been successful in three recent projects. In all three projects, increases in densities were successful in reducing housing costs. The three recent projects include:

- **Sycamore Subdivision.** This project resulted in 39 units on 3.9 acres.
- **Country Vista Subdivision.** This project resulted in 45 units on 8.3 acres.
- **Leo A. Myers Senior Housing Project.** This project resulted in 44 units on 2.7 acres. Additionally, King City relaxed the parking requirements on this development to accommodate a higher residential density.

Pursuant to Program 10, King City was successful in soliciting state funding which provided low-interest loans to persons wishing to improve substandard housing units, many of which belong to renters. However, no applications for these funds were completed, and the funds were returned to the state. This has been discussed in detail previously.

Pursuant to Program 11, King City has cooperated with the Monterey County Housing Authority in the construction of farm labor camps in King City for migrant farm workers. King City also cooperated with the Monterey County Housing Authority through assistance in financing a senior housing project in King City.

Pursuant to Program 12, King City has continued to streamline development processing procedures. No specific areas have been identified in which processing times were slow. However, for larger residential projects, the city has streamlined the permit process by calling consultation meetings between city staff and project applicants during pre-application stages of a project, and has continued these meetings during the various stages of application approval.

Policy E

The City shall encourage and promote innovative housing development plans that will help to increase the number of affordable housing units.

Program Effectiveness. Pursuant to Program 13, a review of the zoning ordinance showed that few changes were feasible in order to make additional land available for residential development. However, this housing element contains a program to consider reducing the standard minimum size of parcels permitted as "Planned Unit Development" from three acres to two acres. This would enable project designs in these areas to maximize residential density.

Pursuant to Program 14, King City has implemented various types of housing projects within the annexation areas of the city. Planned-unit developments constructed in the Amstar annexation area and those proposed in the Royal Coach Park annexation are examples of these.

3.1.3 Housing Conditions and Neighborhood Quality

Policy F

The city shall enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Program Effectiveness. Pursuant to Program 15, King City was successful in obtaining funds intended for rehabilitation of substandard housing units. However, as discussed previously, none of these funds were utilized and were subsequently returned to the state. The joint application of deferred rehabilitation loans with Monterey County was not feasible.

Pursuant to Program 16, King City was not successful in completing a standardized format for evaluating immediate and long range service capacities and costs resulting from new developments due to staff time constraints. However, this program remains feasible, and has been included in this housing element.

Policy G

The city shall ensure neighborhood quality for the life of the project when approving new development.

Program Effectiveness. King City adopted a redevelopment plan in 1986, implementing strategies to improve housing conditions in blighted areas and addressing the financing for public service infrastructure and housing improvements in the entire redevelopment area. The redevelopment plan will provide infrastructure and housing improvement funding within the redevelopment area for residential, commercial, and industrial projects. Such funding can also be used to provide infrastructure and housing improvement funding outside of the redevelopment area if these improvements provided are directed toward the construction or improvement of housing. Further, the construction of housing units and the reconstruction of multi-family housing and transient units have undergone extensive review since 1985 by the King City Planning Commission and the City Council in order to ensure the quality of life in residential neighborhoods. Contractual agreements have been made with builders and owners of new and reconstructed housing units for this purpose. These efforts have fulfilled the intent of Programs 17 and 18.

3.1.4 Special Housing Needs and Accessible Housing

Policy H

The city shall encourage housing opportunities for those residents of the city who have special housing needs such as the elderly, farm workers, female-headed households, large families, and the disabled.

Program Effectiveness. Pursuant to Program 19, King City has made clarifications to the zoning ordinance and has enforced zoning ordinance requirements regarding the adaptability of senior housing projects for physically disabled residents as called for in Program 20.

Pursuant to Program 21, King City has allowed the construction of secondary dwelling units.

Pursuant to Program 22, it was found that there was an adequate supply of housing units for military personnel and city cooperation with nearby military installations was not necessary.

Pursuant to Program 23, King City has cooperated with state and regional agencies to promote open housing choice and equal opportunity housing.

3.1.5 Energy Conservation

King City has encouraged energy conservation methods during various review phases of housing unit proposals, encouraging in-fill development, energy-conserving subdivision configurations, and energy-conserving configurations of individual housing units on individual lots.

3.2 Construction Goals

The 1983 Regional Housing Needs Plan set a new construction goal of 849 housing units for King City by 1990. King City fell considerably short of this goal, having constructed a total of 351 housing units during this time period.

The 1990 construction goals were based on 1983 population projections, which estimated that the population in King City would rise from 5,495 persons in 1980 to 7,450 persons in 1990. The current estimated population in King City is 7,739 persons. Thus, there has been a substantial population increase in King City without a corresponding increase in housing units. This is evident in the increased figure for persons per household in King City of 2.99 in 1980 to 3.34 in 1990, and the vacancy rate decrease from 8.39 percent in 1980 to 3.29 percent in 1990.

The Amstar Annexation and Bacciarini Annexation have provided available land for new housing units. Many of the 351 housing units constructed in King City since 1980 were constructed on parcels of land in the Amstar Annexation area.

The Bacciarini Annexation was expected to supply a large portion of the needed housing in King City by 1990. Since its annexation, however, no applications for development in this area have been received. The slow progress with regard to development of the Bacciarini Annexation area has played a large role in the lack of available housing units for King City's growing population. Ultimately, the Bacciarini Annexation area is expected to supply 341 new housing units to King City for moderate- and above-moderate-income groups.

4.0 Housing Plan

4.1 Objectives

HCD requires that every local jurisdiction include quantified housing objectives in its housing plan. The following are the quantified objectives which King City shall strive to meet by January 1, 1996:

- Ensure that 45 percent of all housing stock is affordable to very-low- and low-income households. This would result in 842 new housing units for a total of 1,786 very-low- and low-income housing units.
- Encourage the construction of 1,683 new housing units, rehabilitate 25 substandard housing units (five units annually), replace 25 housing units (five units annually), and conserve 2,236 housing units.
- Increase the number of manufactured homes and increase the number of mobile homes at a minimum rate of seven per year for five years, thereby increasing the number of mobile home units from 259 to 294 units

4.2 Goals, Policies, and Programs

The following goals, policies, and programs address concerns or needs identified in section two of this document. Policies and programs set the framework for the necessary effort and community involvement in achieving the housing goals. The appendix of this document includes for each housing program a summary, the need to be served, the agency/official responsible for implementation, the funding source, and the time frame.

4.2.1 Housing Availability and Services

Goal 4.2.1 To Provide New Housing Units in Designated Areas Accessible To All Members of the Community In Accordance With the Fair-Share Housing Construction Goals

Policy A: Encourage the construction of housing units on remaining vacant parcels within the Amstar, Bacciarini, and Royal Coach Park annexation areas.

Program 1: King City shall cooperate with project proponents for housing projects on parcels within the Amstar, Bacciarini, and Royal Coach Park annexation areas by granting consultation meetings during the conceptual stage of a project proposal and by designating as high priority those housing project applications received on parcels in these annexation areas.

Program 2: King City shall, when feasible, assist project proponents with obtaining financial assistance for the extension public

service infrastructure to annexed areas which will accommodate future residential development. This will be negotiated through the development agreement process for each individual project. King City recently agreed to assist the project proponent for the Royal Coach Park project through the commitment of redevelopment funds for public infrastructure improvements to serve the proposed project.

Policy B: Encourage the construction of new housing units on existing vacant lots and underutilized lots to assist in meeting the fair-share housing construction goals established by the local council of governments.

Program 3: King City shall encourage owners of vacant lots and underutilized lots to accept incentives such as low-interest loans and density bonuses in order to encourage the construction of additional housing units, including secondary housing units within the city.

Policy C: King City shall initiate proceedings for the annexation of additional sites to assist in meeting the fair-share housing construction goals established by the local council of governments. This should be initiated upon buildout of the existing and currently proposed annexations, as such actions are warranted.

Program 4: King City shall initiate proceedings to amend the appropriate legislative documents to allow for the timely annexation of additional sites to provide additional housing units to assist in meeting the fair-share housing construction goals established by the local council of governments. Such proceedings would include amendments to the sphere-of-influence and general plan for King City.

Program 5: King City shall require that any annexation incorporate a variety of housing types, including standard single-family housing units, multi-family housing units, planned-unit development housing units, and zero-lot-line housing units. Specific land-use and zoning designations shall be negotiated through the development agreement process and should strive to meet the fair-share housing goals established by the local council of governments.

Policy D: Ensure the provision of adequate public services for new housing units.

Program 6: King City shall evaluate and coordinate all opportunities for providing public services to new housing units, including, but not limited to, redevelopment funds, formation of assessment districts, federal and state grants, joint powers agreements, and issuance of special bonds.

Program 7: King City shall continue to set aside tax increment funds for public service infrastructure improvements such as those improvements identified in the redevelopment plan.

Program 8: King City shall prepare a city-wide plan for public services addressing long-range service capacities and costs resulting from service improvements in order to provide and maintain public improvements in existing and new areas. This program was not completed under the previous housing element due to staffing constraints and has been continued in this housing element.

4.2.2 Housing Affordability

Goal 4.2.2 To Provide Equal Housing Opportunities For Very-Low-, Low-, and Moderate-Income Households

Policy E: Encourage the construction of affordable owner and rental housing for very-low-, low-, and moderate-income households.

Program 9: King City shall encourage the use of manufactured homes and mobile homes as an alternative to conventional single-family homes to increase affordability. This shall be encouraged through modifications to the zoning ordinance to allow manufactured homes and mobile homes as principal permitted uses in all residential zoning districts. King City shall have site and architectural review control over the construction of all manufactured homes and mobile homes as permitted in Chapters 1571 and 1572 of the California State Code.

Program 10: King City shall consider using tax increment funds for reducing required development fees for projects sponsored by non-profit organizations that provide affordable owner and rental housing for very-low- and low-income households.

Program 11: King City shall continue to provide incentives to builders such as density bonuses for construction of housing units. This is a continuation of a program in the previous housing element that was found to be successful in providing additional housing units and reducing housing costs.

Program 12: King City shall continue to work with other communities in the southern portion of Monterey County and the Board of Supervisors of Monterey County in the development of a cooperative agreement to provide affordable housing to meet the fair-share housing goals of these communities.

Program 13: King City shall continue to work with all public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.

Program 14: King City shall continue to identify, help facilitate, and solicit federal and state financial assistance for the construction of rental housing units and for rent subsidies to very-low-, low-, and moderate-income households, as funds are available. These funds include low-interest loans, grants, and rent subsidies, and are administered by the Department of Housing and Urban Development, the California Housing Finance Agency, and the Farmers Home Administration. Should such financial assistance become available, the city shall be responsible for notifying members of the community that they may apply for assistance. This shall be done either through the use of direct mailings to residents or advertisements in local newspapers of general circulation.

Policy F: Promote innovative development plans that will help to increase the number of affordable housing units.

Program 15: King City shall require new annexations to incorporate concepts such as planned-unit development, cluster development, zero-lot-line housing concepts, and other innovative development concepts on land to be rezoned for residential uses to help reduce construction costs and provide affordable housing units. Specific land-use and zoning designations shall be negotiated through the development agreement process and should strive to meet the fair-share housing goals established by the local council of governments.

Program 16: King City shall encourage the construction of owner- and renter-occupied housing units on existing and future commercial lots where such mixed uses are feasible and are consistent with the King City Zoning Ordinance. Projects shall be evaluated on an individual basis, utilizing the following criteria:

- a. Permit the structure only if constructed simultaneously with or subsequent to the main structure on the same lot.
- b. Limit the amount of residential square footage in a mixed-use development to no more than 50 percent of the total commercial square footage.
- c. Require that the rental housing unit be suitable for living with regard to all health and safety requirements, noise conditions of surrounding uses, etc.
- d. Acknowledge the priority of commercial uses in mixed-use developments by requiring that a statement be issued to potential renters advising them of potential nuisances of surrounding uses. This statement shall be provided by King City.

- e. Require that at least one off-street parking space per residential unit be provided and any traffic concerns are addressed. Parking supplied for rental housing units may be included in the overall parking requirement for the entire site.

Program 17: King City shall consider reducing the minimum size of parcels permitted for designation as "Planned Development" (P-D) from three acres to two acres.

4.2.3 Housing Rehabilitation

Goal 4.2.3 To Rehabilitate The Existing Housing Stock To Meet Health And Safety Requirements

Policy G: Rehabilitate substandard units to ensure that all housing units provide a healthy and safe environment for their inhabitants.

Program 18: King City shall investigate the possibility of using tax increment funds to rehabilitate the existing very-low-, low-, and moderate-income housing supply. This should include the investigation of a revolving loan and grant program to be administered by local institutions applicable to the entire community. This should also include a coordinated program to communicate the availability of the program through several mediums to target all demographic groups in the community.

Policy H: Provide replacement housing when housing units are proposed for demolition in conjunction with redevelopment activities.

Program 19: King City shall provide housing for persons or families displaced as a result of the implementation of 1986 King City Redevelopment Plan. Such housing shall be suitable to the needs of such displaced persons or families and must be decent, safe, and sanitary.

Policy I: Ensure that existing housing units proposed for demolition as a result of new commercial and industrial development be relocated and rehabilitated if feasible.

Program 20: King City shall require the relocation of existing housing units that are proposed for demolition because of new commercial and industrial development if housing conditions are satisfactory, access and public services can be provided at the relocation area, and it is economically feasible.

4.2.4 Housing For Special Needs Groups

Goal 4.2.4 To Provide Housing Opportunities for Special Housing Needs Groups

Policy J: King City shall encourage housing opportunities for those residents who have special housing needs, such as the farm workers, large families, and the elderly.

Program 21: King City shall continue to work with other communities in the southern portion of Monterey County and the Board of Supervisors of Monterey County to amend the current county requirements and limitations on providing housing for all categories of farm workers, including single-males and large-families on farms.

Program 22: King City shall encourage the establishment of affordable single-room occupancy dwelling units to accommodate farm workers who do not have families. These facilities should provide common recreation and eating areas if feasible. The zoning ordinance should be reviewed and amended, if applicable, to identify specific areas of the city in which these facilities can be located in order to be compatible with surrounding land uses.

Program 23: King City shall solicit support from local political representatives to relax state and federal regulations regarding the construction of labor camps.

Program 24: King City shall encourage the provision of multi-family housing units for large-families in new multi-family housing developments, including the remaining portion of the Amstar Annexation area containing approximately 19.25 acres. This could be accomplished through the negotiation of development agreements for each new multi-family housing development or through the site and architectural review process.

Program 25: King City should investigate the possibility of making multi-family housing sites available through the redevelopment process by purchasing and consolidating underutilized lots and selling them to others for development of multi-family housing units. These could be developed under the high-density residential district (34.8 du/acre). The purchase and consolidation of underutilized lots should be done through the open-market process as lots become available for purchase and not through the condemnation process.

Program 26: King City shall cooperate with federal, state, and regional agencies to promote open housing choice and equal opportunity housing. King City shall refer all complaints regarding housing discrimination to the California Department of Fair Employment and Housing.

Policy K: Assist agencies and organizations in the provision of emergency shelter for homeless persons.

Program 27: King City shall submit an appointee to represent the city on the Monterey County Commission on Homelessness. The members of the commission will ultimately be appointed by the Board of Supervisors to oversee the implementation of the Monterey County Homeless Services Plan.

Program 28: King City shall assist the Monterey County Housing Authority to the extent possible, to convert existing farm worker labor camps within the city to emergency shelter use between December 1 and March 30 each year.

4.2.5 Housing Efficiency

Goal 4.2.5 To Encourage Energy and Water Conservation Measures In Existing and New Housing Units

Policy L: Regulate land use and design to minimize energy consumption.

Program 29: King City shall continue to comply with energy-conserving measures by requiring home construction plans to incorporate energy-saving measures required by the Uniform Building Code and the California Energy Commission.

Program 30: King City shall require, when feasible, the configuration of lots and the placement of structures to accommodate solar energy systems. This should be done during development and architectural review phases of housing development projects.

Policy M: Regulate land use and design to minimize the consumption of water by existing and new housing units.

Program 31: King City shall work with the California Water Service Company in the creation and eventual adoption of an ordinance which prohibits water waste and imposes penalties on persons who waste water. The ordinance should be consistent with the restrictions imposed by the Monterey County Water Resources Agency Water Waste Ordinance (currently in draft stage). The ordinance should include regulations that address:

- Repair of plumbing, sprinkler, and irrigation systems.
- Washing of vehicles.
- Cleaning of structures and surfaces such as the exterior of buildings, sidewalks, driveways, roadways and sidewalks.
- Water spillage into streets, curbs, and gutters.
- Use of potable water to maintain dirt roads.

- Regulations specifically associated with commercial and agricultural uses.

Program 32: King City shall require all new housing units to utilize water conservation fixtures such as low-flush toilets, low-flow shower heads, and low-flow faucets consistent with the requirements of the Monterey County Water Resources Agency. King City shall also encourage the use of water use restrictions for outdoor irrigation consistent with the requirements of the Monterey County Water Resources Agency.

Project Name	Project Description	Project Status	Funding Source	Project Cost
Project A	Project A Description	Project A Status	Project A Funding	Project A Cost
Project B	Project B Description	Project B Status	Project B Funding	Project B Cost
Project C	Project C Description	Project C Status	Project C Funding	Project C Cost
Project D	Project D Description	Project D Status	Project D Funding	Project D Cost
Project E	Project E Description	Project E Status	Project E Funding	Project E Cost
Project F	Project F Description	Project F Status	Project F Funding	Project F Cost
Project G	Project G Description	Project G Status	Project G Funding	Project G Cost
Project H	Project H Description	Project H Status	Project H Funding	Project H Cost
Project I	Project I Description	Project I Status	Project I Funding	Project I Cost
Project J	Project J Description	Project J Status	Project J Funding	Project J Cost
Project K	Project K Description	Project K Status	Project K Funding	Project K Cost
Project L	Project L Description	Project L Status	Project L Funding	Project L Cost
Project M	Project M Description	Project M Status	Project M Funding	Project M Cost
Project N	Project N Description	Project N Status	Project N Funding	Project N Cost
Project O	Project O Description	Project O Status	Project O Funding	Project O Cost
Project P	Project P Description	Project P Status	Project P Funding	Project P Cost
Project Q	Project Q Description	Project Q Status	Project Q Funding	Project Q Cost
Project R	Project R Description	Project R Status	Project R Funding	Project R Cost
Project S	Project S Description	Project S Status	Project S Funding	Project S Cost
Project T	Project T Description	Project T Status	Project T Funding	Project T Cost
Project U	Project U Description	Project U Status	Project U Funding	Project U Cost
Project V	Project V Description	Project V Status	Project V Funding	Project V Cost
Project W	Project W Description	Project W Status	Project W Funding	Project W Cost
Project X	Project X Description	Project X Status	Project X Funding	Project X Cost
Project Y	Project Y Description	Project Y Status	Project Y Funding	Project Y Cost
Project Z	Project Z Description	Project Z Status	Project Z Funding	Project Z Cost

Appendix
Housing Program Summary

Housing Program Summary

	Program	Need to be Served	Responsible Agency/ Official	Funding Source	Time Frame
1.	King City shall cooperate with project proponents for housing projects on parcels within the Amstar, Bacciarini, and Royal Coach Park annexation areas by granting consultation meetings during the conceptual stage of a project proposal and by designating as high priority those housing project applications received on parcels in these annexation areas.	Provide additional housing units. Removal of government constraints.	Planning Director; Building Director; City Manager	None needed	Beginning July 1, 1991
2.	King City shall, when feasible, assist project proponents with obtaining financial assistance for the extension of public service infrastructure to annexed areas which will accommodate future residential development. King City recently agreed to assist the project proponent for the Royal Coach Park project through the commitment of redevelopment funds for public infrastructure improvements to serve the proposed project.	Provide additional housing units. Provide affordable housing. Project adequate public service infrastructure.	Planning Director; City Manager; City Council; Public Works Director	Funds to be determined by City Council or Redevelopment Agency	Beginning July 1, 1991
3.	King City shall encourage owners of vacant lots and underutilized lots to accept incentives such as low-interest loans and density bonuses in order to encourage the construction of additional housing units, including secondary housing units within the city.	Provide additional housing units. Provide affordable housing.	Planning Director; City Manager	None needed	Beginning July 1, 1991

4.	King City shall initiate proceedings to amend the appropriate legislative documents to allow for the timely annexation of additional sites to provide additional housing units to assist in meeting the fair-share housing construction goals established by the local council of governments. Such proceedings would include amendments to the sphere-of-influence and general plan for King City.	Provide additional housing units.	Planning Director; Planning Commission; City Council	None needed	By September 1, 1995
5.	King City shall require that any annexation incorporate a variety of housing types, including standard single-family housing units, multi-family housing units, planned-unit development housing units, and zero-lot-line housing units. Specific land use and zoning designations shall be negotiated through the development agreement process and should strive to meet the fair-share housing goals established by the local council of governments.	Provide a variety of housing opportunities. Provide affordable housing.	Planning Director; Planning Commission; City Council	None needed	Beginning July 1, 1991
6.	King City shall evaluate and coordinate all opportunities for providing public services to new housing units, including, but not limited to, redevelopment funds, formation of assessment districts, federal and state grants, joint powers agreements, and issuance of special bonds.	Provide adequate public service infrastructure.	Planning Director; Public Works Director	None needed	Beginning August 1, 1991
7.	King City shall continue to set aside tax increment funds for public service infrastructure improvements such as those improvements identified in the redevelopment plan.	Provide adequate public service infrastructure to all housing units.	Planning Director; Public Works Director; Redevelopment Agency	Tax increment	Beginning July 1, 1991

8.	King City shall prepare a city-wide plan for public services addressing long-range service capacities and costs resulting from service improvements in order to provide and maintain public improvements in existing and new areas. This program was not completed under the previous housing element due to staffing constraints and has been continued in this housing element.	Provide adequate public service infrastructure to all housing units.	Planning Director; Public Works Director; City Council	None needed	By July 1, 1992
9.	King City shall encourage the use of manufactured homes and mobile homes as an alternative to conventional single-family homes to increase affordability. This shall be encouraged through modifications to the zoning ordinance to allow manufactured homes and mobile homes as principal permitted uses in all residential zoning districts. King City shall have site and architectural review control over the construction of all manufactured homes and mobile homes as permitted in Chapters 1571 and 1572 of the California State Code.	Provide affordable housing units.	Planning Director; City Council	None needed	Ongoing
10.	King City shall consider using tax increment funds for reducing required development fees for projects sponsored by non-profit organizations that provide affordable owner and rental housing for very-low- and low-income households.	Provide affordable housing units.	Planning Director; Redevelopment Agency	Tax increment	Beginning July 1, 1991
11.	King City shall continue to provide incentives to builders such as density bonuses for construction of housing units. This is a continuation of a program in the previous housing element that was found to be successful in providing additional housing units and reducing housing costs.	Provide affordable housing units.	City Manager; Planning Director	None needed	Ongoing

12.	King City shall continue to work with other communities in the southern portion of Monterey County and the Board of Supervisors of Monterey County in the development of a cooperative agreement to provide affordable housing to meet the fair-share housing goals of these communities.	Provide affordable housing units.	City Manger; Planning Director; City Council	None needed	Ongoing
13.	King City shall continue to work with all public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.	Provide affordable housing units.	Planning Director	None needed	Ongoing
14.	King City shall continue to identify, help facilitate, and solicit federal and state financial assistance for the construction of rental housing units and for rent subsidies to very-low-, low-, and moderate-income households, as funds are available. This shall be done either through the use of direct mailings to residents or advertisements in local newspapers of general circulation.	Provide affordable housing units.	Planning Director	HUD, California Housing Finance Agency, FmHA	Beginning July 1, 1991
15.	King City shall require new annexations to incorporate concepts such as planned-unit development, cluster development, zero-lot-line housing units, and other innovative development concepts on land to be rezoned for residential uses to help reduce construction costs and provide affordable housing units. Specific land use and zoning designations shall be negotiated through the development agreement process and should strive to meet the fair-share housing goals established by the local council of governments.	Provide affordable housing units.	Planning Director; Planning Commission; City Council	None needed	Beginning July 1, 1991
16.	King City shall encourage the construction of owner-and renter-occupied housing units on existing and future commercial lots where such mixed uses are feasible and are consistent with the King City Zoning Ordinance. Projects shall be evaluated on an individual basis, utilizing the established criteria included in Section 4 of the housing element.	Provide affordable housing units.	Planning Director; Planning Commission; City Council	None needed	Beginning July 1, 1991

17.	King City shall consider reducing the minimum size of parcels permitted for designation as "Planned Development" (P-D) from three acres to two acres.	Provide for the construction of high-density affordable housing units.	Planning Director; City Council	None needed	By January 1, 1992
18.	King City shall investigate the possibility of using tax increment funds to rehabilitate the existing very-low-, low-, and moderate-income housing supply. This should include the investigation of a revolving loan and grant program to be administered by local institutions applicable to the entire community. This should also include a coordinated program to communicate the availability of the program through several mediums to target all demographic groups in the community.	Rehabilitate and restore existing housing units.	Planning Director; City Manager; Redevelopment Agency	Tax increment	Ongoing
19.	King City shall provide housing for persons or families displaced as a result of the implementation of 1986 King City Redevelopment Plan. Such housing shall be suitable to the needs of such displaced persons or families and must be decent, safe, and sanitary.	Provide housing units for displaced persons.	Planning Director; Redevelopment Agency	Tax Increment	Beginning July 1, 1991
20.	King City shall require the relocation of existing housing units that are proposed for demolition because of new commercial and industrial development if housing conditions are satisfactory and access and public services can be provided at the relocation area and it is economically feasible.	Maintain existing housing units.	Planning Director; City Manager	Project proponent	Beginning July 1, 1991
21.	King City shall continue to work with other communities in the southern portion of Monterey County and the Board of Supervisors of Monterey County to amend the current county requirements and limitations on providing housing for all categories of farmworkers, including single-males and large-families on farms.	Provide housing for special needs groups.	Planning Director; City Council	None needed	Ongoing

22.	King City shall encourage the establishment of affordable single-room occupancy dwelling units to accommodate members of its work force who do not have families. These facilities should provide common recreation and eating areas if feasible. The zoning ordinance should be reviewed and amended, if applicable. King City shall identify specific areas of the city in which these facilities can be located in order to be compatible with surrounding land uses.	Provide housing for special needs groups.	Planning Director; City Council	None needed	Ongoing
23.	King City shall solicit support from local political representatives to relax state and federal regulations regarding the construction of labor camps.	Provide housing for special needs groups. Remove governmental constraints.	Planning Director	None needed	Ongoing
24.	King City shall encourage the provision of multi-family housing units for large-families in new multi-family housing developments, including the remaining portion of the Amstar Annexation area containing approximately 19.25 acres. This could be accomplished through the negotiation of development agreements for each new multi-family housing development or through the site and architectural review process.	Provide housing for special needs groups.	Planning Director; City Council	None needed	Beginning July 1, 1991
25.	King City should investigate the possibility of making multi-family housing sites available through the redevelopment process by purchasing and consolidating underutilized lots and selling them to others for development of multi-family housing units. These could be developed under the high-density residential district (34.8 du/acre). The purchase and consolidation of underutilized lots should be done through the open-market process as lots become available for purchase and not through the condemnation process.	Provide housing for special needs groups.	Planning Director; City Manager; Redevelopment Agency	Tax increment	Beginning July 1, 1991

26.	King City shall cooperate with federal, state, and regional agencies to promote open housing choice and equal opportunity housing. King City shall refer all complaints regarding housing discrimination to the California Department of Fair Employment and Housing.	Provide housing for special needs groups.	Planning Director; City Council	None needed	Ongoing
27.	King City shall submit an appointee to represent the city on the Monterey County Commission on Homelessness. The members of the commission will ultimately be appointed by the Board of Supervisors to oversee the implementation of the Monterey County Homeless Services Plan.	Provide emergency shelter and housing for the homeless.	City Council	None needed	By September 1, 1991.
28.	King City shall assist the Monterey County Housing Authority to the extent possible to convert existing farmworker labor camps within the city to emergency shelter use between December 1 and March 30 every year.	Provide emergency shelter and housing for the homeless.	City Council	None needed	Beginning August 1, 1991.
29.	King City shall continue to comply with energy-conserving measures by requiring home construction plans to incorporate energy-saving measures as required by the Uniform Building Code and the California Energy Commission.	Conserve energy	Planning Director; City Council	None needed	Ongoing
30.	During development and architectural review phases of housing development projects, King City shall require, when feasible, the configuration of lots and the placement of structures on lots to accommodate solar energy systems.	Conserve energy.	Planning Director	None needed	Ongoing
31.	King City shall cooperate with the California Water Service Company in the creation and eventual adoption of an ordinance which prohibits water waste and enables King City to have authority over imposing penalties on persons who waste water. The ordinance should be consistent with the restrictions imposed by the MCWRA Water Waste Ordinance.	Conserve water. Remove governmental constraints.	Planning Director; City Council	None needed	By December 1, 1991.

32.	King City shall require all new housing units to utilize water conservation fixtures such as low-flush toilets, low-flow shower heads, and low-flow faucets consistent with MCWRA requirements. King City shall also encourage the use of a xeriscapes water use restriction program for outdoor irrigation, consistent with MCWRA requirements.	Conserve water. Remove governmental constraints.	Planning Director	None needed	Beginning July 1, 1991
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